

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: SPENCER  
Local Government Number: 21G180

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SPENCER #1 URBAN RENEWAL	21003	4
SPENCER SOUTH URBAN RENEWAL	21006	3
SPENCER FAIRVIEW URBAN RENEWAL	21007	1
SPENCER COUNTY CLUB LANE #6 URBAN RENEWAL	21008	1
SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL	21009	2
SPENCER DEERFIELD PARK #8 URBAN RENEWAL	21010	2
SPENCER E 4TH ST #9 URBAN RENEWAL	21011	1

**TIF Debt Outstanding:** 6,005,767

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>71,070</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	524,142
TIF Sp. Revenue Fund Interest:	1,551
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>525,693</b>

Rebate Expenditures:	87,027
Non-Rebate Expenditures:	422,924
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>509,951</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>86,812</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 5,409,004

## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER #1 URBAN RENEWAL  
 UR Area Number: 21003

UR Area Creation Date: 12/1989

UR Area Purpose: The purpose of the district is for economic development. For more details, please refer to the attached plan document above.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/UR #1 TIF INCR	21073	21080	3,027,037
SPENCER CITY/SPENCER SCH/SSMID1/UR #1 TIF INCR	21074	21081	0
SPENCER CITY/SPENCER SCH/SSMID2/UR #1 TIF INCR	21075	21082	0
SPENCER CITY AG/SPENCER SCH/UR#1 TIF INCR	21076	21083	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,809,950	23,312,140	69,749,490	22,384,680	0	-70,376	117,185,884	0	117,185,884
Taxable	1,084,764	12,312,655	69,749,490	22,384,680	0	-70,376	105,461,213	0	105,461,213
Homestead Credits									187

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **13,724** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 92,037  
 TIF Sp. Revenue Fund Interest: 272  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 92,309**

Rebate Expenditures: 77,818  
 Non-Rebate Expenditures: 10,114  
 Returned to County Treasurer: 0  
**Total Expenditures: 87,932**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **18,101** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SPENCER #1 URBAN RENEWAL

### Spencer Avionics

Description:	Payments to Spencer Avionics for business location
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Pioneer Hi Bred Warehouse

Description:	Payments to Pioneer Hi Bred for business location
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Shine Brothers - Office Complex

Description:	Payments to Shine Brothers for office expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Shine Brothers - Shredder

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Jacobson Homes Corp

Description:	Payments to Jacobson Homes for business location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Shine Brothers - R&D Complex

Description:	Payments to Shine Brothers for business expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### TJN Enterprises

Description:	Payments to TJN Enterprises for business location
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

**D&T Office, LLC**

Description:	Payments to D&T Office for business expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

**Urban Renewal Amendments**

Description:	Urban Renewal Updates, Development Agreement Assistance
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For SPENCER #1 URBAN RENEWAL

### Shine Brothers - Office

Debt/Obligation Type:	Rebates
Principal:	19,049
Interest:	0
Total:	19,049
Annual Appropriation?:	No
Date Incurred:	12/19/2005
FY of Last Payment:	2014

### Shine Brothers - Shredder

Debt/Obligation Type:	Rebates
Principal:	211,986
Interest:	0
Total:	211,986
Annual Appropriation?:	No
Date Incurred:	02/05/2007
FY of Last Payment:	2019

### Spencer Avionics

Debt/Obligation Type:	Rebates
Principal:	32,734
Interest:	0
Total:	32,734
Annual Appropriation?:	No
Date Incurred:	04/21/2008
FY of Last Payment:	2020

### Pioneer Hi Bred

Debt/Obligation Type:	Rebates
Principal:	1,750,000
Interest:	0
Total:	1,750,000
Annual Appropriation?:	No
Date Incurred:	04/30/2012
FY of Last Payment:	2024

### Jacobson Homes Corp

Debt/Obligation Type:	Rebates
Principal:	137,521
Interest:	0
Total:	137,521
Annual Appropriation?:	No
Date Incurred:	10/05/2009
FY of Last Payment:	2019

## **D&T Office, LLC**

Debt/Obligation Type:	Rebates
Principal:	160,000
Interest:	0
Total:	160,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## **Shine Brothers - R&D Complex**

Debt/Obligation Type:	Rebates
Principal:	165,000
Interest:	0
Total:	165,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## **TJN Enterprises**

Debt/Obligation Type:	Rebates
Principal:	990,000
Interest:	0
Total:	990,000
Annual Appropriation?:	Yes
Date Incurred:	12/16/2013
FY of Last Payment:	2026

## **Dorsey & Whitney Law**

Debt/Obligation Type:	Other Debt
Principal:	10,114
Interest:	0
Total:	10,114
Annual Appropriation?:	No
Date Incurred:	12/02/2013
FY of Last Payment:	2014

## Non-Rebates For SPENCER #1 URBAN RENEWAL

TIF Expenditure Amount:	10,114
Tied To Debt:	Dorsey & Whitney Law
Tied To Project:	Urban Renewal Amendments

## Rebates For SPENCER #1 URBAN RENEWAL

### 24 W Park Street

TIF Expenditure Amount:	22,401
Rebate Paid To:	Jacobson Home Corp
Tied To Debt:	Jacobson Homes Corp
Tied To Project:	Jacobson Homes Corp
Projected Final FY of Rebate:	2019

### 225 10th Ave SE

TIF Expenditure Amount:	19,049
Rebate Paid To:	Shine Brothers
Tied To Debt:	Shine Brothers - Office
Tied To Project:	Shine Brothers - Office Complex
Projected Final FY of Rebate:	2014

### 225 10th Ave SE

TIF Expenditure Amount:	22,370
Rebate Paid To:	Shine Brothers
Tied To Debt:	Shine Brothers - Shredder
Tied To Project:	Shine Brothers - Shredder
Projected Final FY of Rebate:	2019

### 1979 330th Street

TIF Expenditure Amount:	13,998
Rebate Paid To:	Spencer Avionics
Tied To Debt:	Spencer Avionics
Tied To Project:	Spencer Avionics
Projected Final FY of Rebate:	2020



## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER #1 URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21080

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,250,780	52,565,010	21,510,410	0	-68,524	97,257,676	0	97,257,676
Taxable	0	12,280,247	52,565,010	21,510,410	0	-68,524	86,287,143	0	86,287,143
Homestead Credits									184

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	36,428,205	60,897,995	3,027,037	57,870,958	1,776,597

FY 2014 TIF Revenue Received: 92,037

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER #1 URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID1/UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21081

TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	61,360	13,874,410	776,060	0	-1,852	14,709,978	0	14,709,978
Taxable	0	32,408	13,874,410	776,060	0	-1,852	14,681,026	0	14,681,026
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,011,194	3,700,636	0	3,700,636	128,409

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER #1 URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21082

TIF Taxing District Base Year:	1988	<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,310,070	98,210	0	0	3,408,280	0	3,408,280
Taxable	0	0	3,310,070	98,210	0	0	3,408,280	0	3,408,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,600,253	1,808,027	0	1,808,027	59,121

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER #1 URBAN RENEWAL (21003)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/UR#1 TIF INCR  
 TIF Taxing District Inc. Number: 21083

TIF Taxing District Base Year:	1988	<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,809,950	0	0	0	0	0	1,809,950	0	1,809,950
Taxable	1,084,764	0	0	0	0	0	1,084,764	0	1,084,764
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	903,709	906,241	0	906,241	20,703

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER SOUTH URBAN RENEWAL  
 UR Area Number: 21006  
 UR Area Creation Date: 03/1999

UR Area Purpose: The purpose of the district is economic development. For more details, please refer to the attached plan document above.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/SOUTH UR #1 TIF INCR	21089	21090	10,226,430
SPENCER CITY AG/SPENCER SCH/SO UR #1 TIF INCR	21091	21092	0
SPENCER CITY/SPENCER SCH/SOUTH UR #1 TIF INCR/AMENDMENT	21128	21129	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	521,120	15,787,570	53,964,640	0	0	-74,080	70,199,250	0	70,199,250
Taxable	312,325	8,338,464	53,964,640	0	0	-74,080	62,541,349	0	62,541,349
Homestead Credits									85

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **15,127** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 310,943  
 TIF Sp. Revenue Fund Interest: 920  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 311,863**

Rebate Expenditures: 9,209  
 Non-Rebate Expenditures: 295,250  
 Returned to County Treasurer: 0  
**Total Expenditures: 304,459**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **22,531** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SPENCER SOUTH URBAN RENEWAL

### 2006 Hwy 71 Improvements

Description:	Improvements to Hwy 71 near Menards
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Muller Commons

Description:	Rebate Payment for Improvements
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### GIC Infrastructure

Description:	Improvements in the Green Industrial Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER SOUTH URBAN RENEWAL

### Muller Commons

Debt/Obligation Type:	Rebates
Principal:	360,000
Interest:	0
Total:	360,000
Annual Appropriation?:	No
Date Incurred:	12/05/2011
FY of Last Payment:	2019

### 2013 Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,000,000
Interest:	25,400
Total:	1,025,400
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2018

### Capital Imp. Reserve

Debt/Obligation Type:	Internal Loans
Principal:	474,499
Interest:	0
Total:	474,499
Annual Appropriation?:	No
Date Incurred:	05/29/2012
FY of Last Payment:	2024

## Non-Rebates For SPENCER SOUTH URBAN RENEWAL

TIF Expenditure Amount:	255,250
Tied To Debt:	2013 Refunding Bonds
Tied To Project:	2006 Hwy 71 Improvements

TIF Expenditure Amount:	40,000
Tied To Debt:	Capital Imp. Reserve
Tied To Project:	GIC Infrastructure

## Rebates For SPENCER SOUTH URBAN RENEWAL

### 1019 S Grand Ave

TIF Expenditure Amount:	9,209
Rebate Paid To:	William J Muller Revocable Trust
Tied To Debt:	Muller Commons
Tied To Project:	Muller Commons
Projected Final FY of Rebate:	2019

### TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER SOUTH URBAN RENEWAL (21006)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SOUTH UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21090  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,429,020	46,615,170	0	0	-72,228	61,971,962	0	61,971,962
Taxable	0	8,149,091	46,615,170	0	0	-72,228	54,692,033	0	54,692,033
Homestead Credits									85

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	19,481,434	42,562,756	10,226,430	32,336,326	992,702

FY 2014 TIF Revenue Received: 310,943

### TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER SOUTH URBAN RENEWAL (21006)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/SO UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21092  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	521,120	0	0	0	0	0	521,120	0	521,120
Taxable	312,325	0	0	0	0	0	312,325	0	312,325
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	226,960	294,160	0	294,160	6,720

FY 2014 TIF Revenue Received: 0



## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER SOUTH URBAN RENEWAL (21006)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SOUTH UR #1 TIF INCR/AMENDMENT  
 TIF Taxing District Inc. Number: 21129

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	358,550	7,349,470	0	0	-1,852	7,706,168	0	7,706,168
Taxable	0	189,373	7,349,470	0	0	-1,852	7,536,991	0	7,536,991
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,407,320	300,700	0	300,700	9,231

FY 2014 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER FAIRVIEW URBAN RENEWAL  
 UR Area Number: 21007  
 UR Area Creation Date: 04/2000

The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above. In 2013, the City received permission from the other taxing entities to extend the district to 2022.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/FAIRVIEW UR #1 TIF INCR	21093	21094	850,306

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,616,930	0	0	0	-3,704	1,613,226	0	1,613,226
Taxable	0	854,010	0	0	0	-3,704	850,306	0	850,306
Homestead Credits									12

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **1,568** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 25,887  
 TIF Sp. Revenue Fund Interest: 77  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 25,964**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 26,040  
 Returned to County Treasurer: 0  
**Total Expenditures: 26,040**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **1,492** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SPENCER FAIRVIEW URBAN RENEWAL

### Fairview Improvements

Description:	Extension of sewer, cul-de-sacs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER FAIRVIEW URBAN RENEWAL

### CI - Reserve Fund Repayment

Debt/Obligation Type:	Internal Loans
Principal:	132,814
Interest:	0
Total:	132,814
Annual Appropriation?:	No
Date Incurred:	04/03/2006
FY of Last Payment:	2020

## Non-Rebates For SPENCER FAIRVIEW URBAN RENEWAL

TIF Expenditure Amount:	26,040
Tied To Debt:	CI - Reserve Fund Repayment
Tied To Project:	Fairview Improvements

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER FAIRVIEW URBAN RENEWAL (21007)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/FAIRVIEW UR #1 TIF INCR  
 TIF Taxing District Inc. Number: 21094  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2000

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,616,930	0	0	0	-3,704	1,613,226	0	1,613,226
Taxable	0	854,010	0	0	0	-3,704	850,306	0	850,306
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,190	850,306	850,306	0	0

FY 2014 TIF Revenue Received: 25,887

## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER COUNTY CLUB LANE #6 URBAN RENEWAL  
 UR Area Number: 21008

UR Area Creation Date: 12/2002

UR Area Purpose: The purpose of the district is economic development related to housing. For more details, refer to the attached plan document above.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/CC LANE UR #6 TIF INCR	21095	21096	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,267,590	0	0	0	-1,852	3,265,738	0	3,265,738
Taxable	0	1,725,829	0	0	0	-1,852	1,723,977	0	1,723,977
Homestead Credits									23

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 0

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 0

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER COUNTY CLUB LANE #6 URBAN RENEWAL (21008)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/CC LANE UR #6 TIF INCR  
 TIF Taxing District Inc. Number: 21096  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,267,590	0	0	0	-1,852	3,265,738	0	3,265,738
Taxable	0	1,725,829	0	0	0	-1,852	1,723,977	0	1,723,977
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,121,110	1,723,977	0	1,723,977	52,925

FY 2014 TIF Revenue Received: 0



## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL  
 UR Area Number: 21009

UR Area Creation Date: 08/2005

UR Area Purpose: The purpose of the district is economic development. For details, please refer to the attached plan document above.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/NO CEN BUS UR #7 TIF INCR	21097	21098	0
SPENCER CITY/SPENCER SCH/SSMID2/UR#7 TIF INCR	21099	21100	2,040,756

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	291,510	5,806,900	0	0	0	6,098,410	0	6,098,410
Taxable	0	153,965	5,806,900	0	0	0	5,960,865	0	5,960,865
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **36,762** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 66,200  
 TIF Sp. Revenue Fund Interest: 196  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 66,396**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 63,500  
 Returned to County Treasurer: 0  
**Total Expenditures: 63,500**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **39,658** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL

### Hy-Vee Project

Description:	Street improvements around new Hy-Vee store
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL

### 2013 Refunding

Debt/Obligation Type:	Internal Loans
Principal:	270,000
Interest:	28,250
Total:	298,250
Annual Appropriation?:	No
Date Incurred:	04/15/2013
FY of Last Payment:	2019

### 2013 Refunding

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/15/2013
FY of Last Payment:	2018

## **Non-Rebates For SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL**

TIF Expenditure Amount:	63,500
Tied To Debt:	2013 Refunding
Tied To Project:	Hy-Vee Project

### TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL (21009)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/NO CEN BUS UR #7 TIF INCR  
 TIF Taxing District Inc. Number: 21098  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	291,510	0	0	0	0	291,510	0	291,510
Taxable	0	153,965	0	0	0	0	153,965	0	153,965
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	965,300	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER NORTH CENTRAL BUSINESS #7 URBAN RENEWAL (21009)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/SSMID2/UR#7 TIF INCR  
 TIF Taxing District Inc. Number: 21100  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,806,900	0	0	0	5,806,900	0	5,806,900
Taxable	0	0	5,806,900	0	0	0	5,806,900	0	5,806,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,396,070	4,410,830	2,040,756	2,370,074	77,500

FY 2014 TIF Revenue Received: 66,200

## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL  
 UR Area Number: 21010  
 UR Area Creation Date: 11/2005

UR Area Purpose: The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above. In 2013, the City received permission of the taxing entities to extend district to 2022.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR	21101	21102	955,284
SPENCER CITY AG/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR	21103	21104	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,990	27,304,980	781,640	0	0	-24,076	28,079,534	0	28,079,534
Taxable	10,183	14,421,560	781,640	0	0	-24,076	15,189,307	0	15,189,307
Homestead Credits									93

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **3,889** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	29,075
TIF Sp. Revenue Fund Interest:	86
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>29,161</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	28,020
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>28,020</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **5,030** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

### Deerfield Park Street Improvements

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Deerfield Park Improvements

Description:	Playground Equipment Improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

### 2013 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	2,525
Total:	102,525
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2017

### 2013 Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	10,875
Total:	135,875
Annual Appropriation?:	No
Date Incurred:	05/22/2013
FY of Last Payment:	2022



## Non-Rebates For SPENCER DEERFIELD PARK #8 URBAN RENEWAL

TIF Expenditure Amount:	28,020
Tied To Debt:	2013 Refunding
Tied To Project:	Deerfield Park Street Improvements

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## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL (21010)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR  
 TIF Taxing District Inc. Number: 21102  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2005

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	27,304,980	781,640	0	0	-24,076	28,062,544	0	28,062,544
Taxable	0	14,421,560	781,640	0	0	-24,076	15,179,124	0	15,179,124
Homestead Credits									93

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	9,486,010	15,179,124	955,284	14,223,840	436,662

FY 2014 TIF Revenue Received: 29,075

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER DEERFIELD PARK #8 URBAN RENEWAL (21010)  
 TIF Taxing District Name: SPENCER CITY AG/SPENCER SCH/DEERFIELD PK UR #8 TIF INCR  
 TIF Taxing District Inc. Number: 21104  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2005

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,990	0	0	0	0	0	16,990	0	16,990
Taxable	10,183	0	0	0	0	0	10,183	0	10,183
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	28,390	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER E 4TH ST #9 URBAN RENEWAL  
 UR Area Number: 21011  
 UR Area Creation Date: 06/2009

UR Area Purpose: The purpose of the district is economic development related to housing. For more details, please refer to the attached plan document above.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SPENCER CITY/SPENCER SCH/E 4TH ST UR #9 INCR	21126	21127	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## TIF Taxing District Data Collection

Local Government Name: SPENCER (21G180)  
 Urban Renewal Area: SPENCER E 4TH ST #9 URBAN RENEWAL (21011)  
 TIF Taxing District Name: SPENCER CITY/SPENCER SCH/E 4TH ST UR #9 INCR  
 TIF Taxing District Inc. Number: 21127

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	609,270	0	0	0	0

FY 2014 TIF Revenue Received: 0